

PLANNING COMMITTEE
Thursday 4th February 2021

- ADDENDUM TO AGENDA -

Item 6.1 – 27-29 Biddulph Road – 19/04067/FUL

Since the publication of the committee report seven additional representations have been submitted. However, all bar the following point have been covered by the officer report.

- Care must be taken to ensure sufficient suitable properties of single storey nature. This would avoid parents being put into care homes when they can no longer climb stairs easily. *[Officer Comment: The proposed building whilst not being single storey has step free access available throughout the building with lifts provided in both cores as well as to the relevant amenity/parking facilities. It therefore does not require those unable to climb stairs, to do so].*

An objection was also received from Councillor Hoar on the following grounds and are discussed by the officer's report:

- I see the application as being an Overdevelopment of the site that will be detrimental to the existing neighbour; one that is too high in comparison to the immediate neighbouring buildings and a scheme that will be detrimental to the highway and traffic both through a lack of sufficient parking and through difficult access via Haling Passage. The proposed building will also have a negative affect on the Brighton Road maisonettes through overlooking and loss of privacy.

The scheme referred to in 3.10 of the officer report is ref. 20/02020/FUL - 443A Brighton Road, South Croydon, CR2 6EU (The Peugeot Garage) which included *Demolition of existing buildings and the redevelopment of the site to provide a residential led, mixed-use, development comprising of up to 79 residential units (C3), 398 sqm GIA flexible commercial space (B1b, B1c and D1), with building heights ranging between 4, 6 and 8 storeys, associated parking and landscaping, and all necessary ancillary and enabling works to which planning permission has been granted.*

Item 6.2 20/01625/FUL 14 Oakwood Avenue, Purley, CR8 1AQ

The item has been withdrawn from the agenda by officers.

Item 6.3 20/03242/FUL Kingswood Lane, Warlingham, CR6 9AB

Since the publication of the committee report the following changes have been made

Drawing 002/01 Rev A has been replaced with Rev B to show amended road width of 3.7m from 3.6m.

In paragraph 8.45 there is an error in regards to the number of category B trees to be removed. Please substitute the line "Although 12 individual trees will be removed, all are category C trees with the exception of one which is a category B tree." with "Although 12 individual trees will be removed, all are category C trees with the exception of two which are category B trees."

Item 6.4 - 20/03470/FUL 5 Russell Hill

Since the publishing of the report, an additional 21 written objections have been received (for a total of 51). No additional planning considerations not mentioned in the Committee report have been raised in these representations.

An objection from Chris Philp (MP) has also been received which raises the following objections:

1. The proposal for 21 new homes spread over 6 storeys - would be an overdevelopment of this site due to its height, size, density, footprint, bulk and massing
2. The proposal would be out of keeping with the character of the locality and detrimental to the visual amenity of the street-scene
3. There would be a detrimental impact on the amenities of adjoining occupiers due to overbearing impact, overlooking and loss of privacy
4. Poor standard of accommodation for occupiers of some units
5. Cumulative impact of another flatted development in Russell Hill and detrimental impact on local infrastructure such as on-street parking and drainage
6. Loss of a large number of mature trees
7. Concreting over of garden space and the loss of natural vegetation and natural habitat
8. Inadequate parking provision for residents and visitors